



City of Austin

Recommendation for Action

File #: 25-0398, **Agenda Item #:** 5.

4/10/2025

Posting Language

Authorize negotiation and execution of a job order contract assignment for the Zilker Metro Park Maintenance Barn Replacement Project for the Parks and Recreation Department with Warden Construction Corporation for a total amount not to exceed \$5,402,120. Funding: \$5,402,120 is available in the Parks and Recreation Department's Capital Budget.

Lead Department

Financial Services Department.

Managing Department

Capital Delivery Services.

Amount and Source of Funding

Funding is available in the Capital Budget of the Parks and Recreation Department.

Purchasing Language:

Job Order Assignment.

MBE/WBE:

This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program through the achievements of Good Faith Efforts with 0.96% MBE and 2.22% WBE participation.

Prior Council Action:

October 1, 2020 - Council approved a Job Order Contract for the 2020 Job Order Contract Program for City Facility Improvements.

April 8, 2021 - Council approved a contract with Sayers Construction, LLC for the Zilker Maintenance Barn Replacement project.

February 29, 2024 - Council approved an amendment to the contract with A&J Construction Management, LLC for the Zilker Maintenance Barn Replacement project.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - Central Procurement at FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500.

Additional Backup Information:

The Parks and Recreation Department's current maintenance barn is undersized and in extremely poor condition, failing to meet the needs of Zilker Metropolitan Park's maintenance staff responsible for maintaining the park's grounds and buildings. Additionally, the existing barn is located in very close proximity to Barton

Springs Pool, a high traffic area of the park. The new maintenance barn will be located in a less-trafficked area of Zilker Metropolitan Park. and feature expanded office space, workspaces, and storage areas. The new building is designed to achieve LEED-Silver Certification, ensuring environmental sustainability. City Staff have thoughtfully planned the location of the new barn to strategically accommodate staff and the park's year-round event needs.

Construction of the new maintenance barn began in August of 2021. However, after approximately 10% of the work was completed, the contractor filed for bankruptcy. In February of 2024, Council approved the use of funding for the contractor selected by the insurance company that guarantees a contractor's performance on a project to complete the remaining work. The new contractor was unable to make adequate progress and the contract was terminated. Since the project has partially started and there is building material on hand, a Job Order Contract is being pursued as this method allows more flexibility and responsiveness to adapt to this unique situation.

According to state statute, the City must obtain approval from Council for any individual job order assignment that exceeds \$500,000. This request is for the Council's authorization to execute one Job Order Assignment from the Job Order Contract program for an amount not to exceed \$5,402,120, inclusive of contingency.

Job Order Contracting is a highly responsive contracting method that allows for services where the work is for indefinite time and indefinite quantities and where job order assignments are awarded substantially based on pre-described and pre-priced tasks. Work may consist of facility maintenance, repair, alteration, renovation, remediation, or minor construction of City facilities.

Not approving this item will delay the construction of a vital facility within the park system, resulting in Parks and Recreation Department maintenance staff continuing use of a facility that has far exceeded its expected lifespan and continues to deteriorate.

This project is located within zip code 78746 (District 8).